063.0	0002	0006.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	946,700 /	946,700
					USE VALUE:	946,700 /	946,700
					ASSESSED:	946,700 /	946,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
140		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PMG NORTHEAST LLC	
Owner 2:		
Owner 3:		
Street 1:	C/O PETROLEUM MARKETING GROUP, INC.	
Street 2:	2900 TELESTAR COURT	
Twn/City:	FALLS CHURCH	
St/Prov:	VA	Cntry: / Own Occ: N
Postal:	22042	Type:

PREVIOUS OWNER

Owner 1:	BLUE HILLS FUELS LLC -
Owner 2:	-
Street 1:	C/O PETROLEUM MARKETING GROUP
Twn/City:	WOODBRIDGE
St/Prov:	VA / Cntry:
Postal:	22192

NARRATIVE DESCRIPTION

This parcel contains 12,372 Sq. Ft. of land mainly classified as Service St. with a Service Stat Building built about 1962, having primarily Conc. Block Exterior and 1260 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
334	12372.000	121,600	162,400	662,700	946,700
Total Card	0.284	121,600	162,400	662,700	946,700
Total Parcel	0.284	121,600	162,400	662,700	946,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 751.35 | /Parcel: 751.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 40725
GIS Ref
GIS Ref
Insp Date 03/19/09

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 063.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	334	FV	121,600	162400	12,372.	651,900	935,900	935,900	Year End Roll	12/18/2019
2019	334	FV	108,200	168100	12,372.	608,400	884,700	884,700	Year End Roll	1/3/2019
2018	334	FV	108,200	168100	12,372.	543,200	819,500	819,500	Year End Roll	12/20/2017
2017	334	FV	119,800	168100	12,372.	478,000	765,900	765,900	Year End Roll	1/3/2017
2016	334	FV	119,800	168100	12,372.	358,500	646,400	646,400	Year End	1/4/2016
2015	334	FV	95,500	172300	12,372.	325,900	593,700	593,700	Year End Roll	12/11/2014
2014	334	FV	95,500	172300	12,372.	325,900	593,700	593,700	Year End Roll	12/16/2013
2013	334	FV	95,500	172300	12,372.	325,900	593,700	593,700		12/13/2012

!5492!

PRINT

Date	Time
12/10/20	20:22:47

LAST REV

Date	Time
10/19/20	10:50:00
apro	
5492	

USER DEFINED

Prior Id # 1:	40725
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLUE HILLS FUEL	73932-82	1	12/31/2019	Intra-Corp	1,653,000	No	No		
CUMBERLAND FARM	66635-263		1/6/2016		853,379	No	No		
	17042-27		5/1/1986		147,400	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/10/2010	973	Sign	4,374					REFACE EXISTG SIGN
9/29/2006	827	Re-Roof	12,100	C		G8	GR FY08	
11/24/1998	813	Sign	40,000	C				CANOPY-ISLANDS-SIG
6/11/1993	259	Manual	2,230	C				SIGN

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2020	Mail Update	JO	Jenny O
1/23/2020	SQ Mailed	MM	Mary M
4/19/2018	Mail Update	MM	Mary M
3/10/2017	SQ Returned	EMK	Ellen K
3/19/2009	Meas/Inspect	197	PATRIOT
4/13/2000	Meas/Inspect	263	PATRIOT
5/2/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
334	Service St.		12372		Sq. Ft.	Site		0	30.5	1.76	CA									662,718						662,700	

Total AC/HA:	0.28402	Total SF/SM:	12372	Parcel LUC:	334	Service St.	Prime NB Desc:	COMM AVG	Total:	662,718	Spl Credit		Total:	662,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	75 - Service Stat		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:	7 - Brick	25	%
Roof Struct:	4 - Flat		
Roof Cover:	11 - Membrane		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	5 - Minimul		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25000000
Const Adj.:	0.82047325
Adj $ / SQ:	107.687
Other Features:	5000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	187112
Depreciation:	65489
Depreciated Total:	121623

COMMENTS

GULF STATION.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:		HB	2

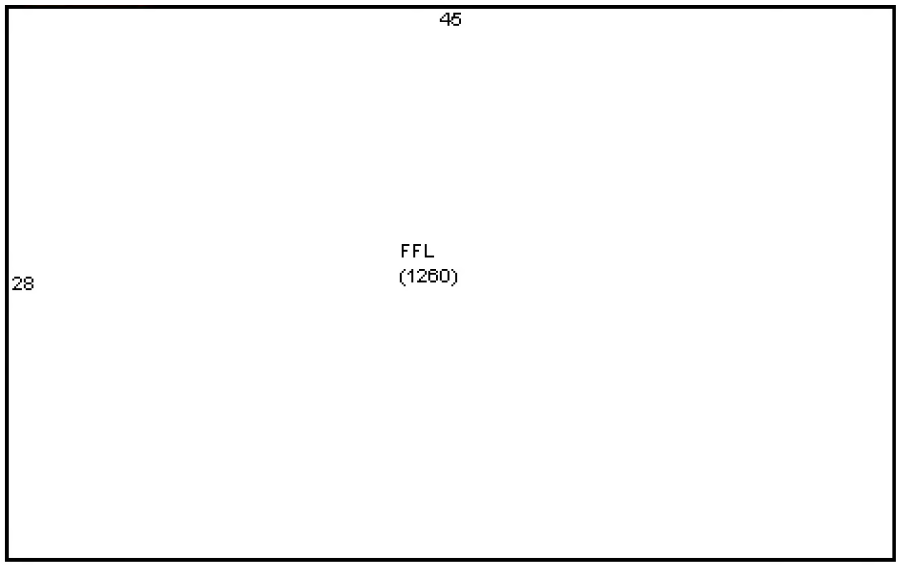
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,260	107.690	135,686

Net Sketched Area:	1,260	Total:	135,686
Size Ad	1260	Gross Are	1260	FinArea	1260
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	143.22
Special Features:	0	Val/Su Net:	96.51
Final Total:	121600	Val/Su SzAd	96.51

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 063.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
71	Tank-IG	D	Y	2	10000	A	AV	1999	2.63	T	16	334			44,100			44,100
71	Tank-IG	D	Y	1	8000	A	AV	1999	2.72	T	16	334			18,300			18,300
67	Kiosk	D	Y	1	4X8	A	AV	1999	306.25	T	16	334			8,200			8,200
66	Canopy	D	Y	1	18X82	E	AV	1999	43.82	T	16	334			54,300			54,300
85	Paving	D	Y	1	3000	A	AV	1999	3.17	T	16	334			8,000			8,000
70	Pump-Double	D	Y	3	1	E	EX	1999	8,750.00	T	6.4	334			24,600			24,600
77	Lite-Single	D	Y	2	1	A	AV	1999	500.00	T	16	334			800			800
80	Totalizer	D	Y	3	1	A	AV	1999	1,000.00	T	16	334			2,500			2,500
83	Sign	D	Y	1	44	A	AV	1999	44.60	T	16	334			1,600			1,600

More:	N	Total Yard Items:	162,400	Total Special Featues:		Total:	162,400